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8 *Attorneys for Plaintiff Christiana Trust, a Division of Wilmington Savings Fund Society, FSB,*  
9 *Not in its Individual Capacity But as Trustee of ARLP Trust 3*

10 **UNITED STATES DISTRICT COURT**  
11 **FOR THE DISTRICT OF NEVADA**

12 CHRISTIANA TRUST, A DIVISION OF  
13 WILMINGTON SAVINGS FUND SOCIETY,  
14 FSB, NOT IN ITS INDIVIDUAL CAPACITY  
15 BUT AS TRUSTEE OF ARLP TRUST 3, a  
16 national bank,

17 Plaintiff,

18 vs.

19 THUNDER PROPERTIES, INC., a Nevada  
20 corporation; THE CLARKSON LAW GROUP,  
21 P.C., a Nevada professional corporation;  
22 FALLEN LEAF HOMEOWNERS  
23 ASSOCIATION, a Nevada corporation; PAUL  
24 E. MORDEN, an individual; CHERYL L.  
25 MORDEN, an individual; DOES 1 through 10,  
26 inclusive, and ROES 1 through 10, inclusive.

27 Defendants.

Case No.: 3:17-cv-00089-RCJ-VPC

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE  
DEFENDANT THE CLARKSON LAW  
GROUP, P.C.**

28 Plaintiff CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP  
TRUST 3, MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2005-27 (hereinafter  
“Plaintiff”), by and through its attorney of record Shadd A. Wade, Esq. of the law firm of Zieve  
Brodnax & Steele, LLP and Defendant THE CLARKSON LAW GROUP, P.C. ( “Clarkson”),  
by and through its attorney of record James B. Fairbanks, Esq., hereby stipulate and agree as  
follows:

1 IT IS HEREBY STIPULATED AND AGREED that Defendant Clarkson is hereby  
2 dismissed WITH PREJUDICE, each party to bear its own fees and costs.

3 IT IS HEREBY STIPULATED AND AGREED that Defendant Clarkson's Motion for  
4 Judgment on the Pleadings [ECF 30] is withdrawn as moot.

5 IT IS FURTHER STIPULATED AND AGREED that Clarkson will retain the excess  
6 proceeds from the HOA lien foreclosure sale of the property known as 17000 Wedge Parkway  
7 #521, Reno, Nevada 89511, conducted on behalf of Fallen Leaf Homeowners Association on  
8 June 9, 2015, until the conclusion of this litigation and a determination as to whether Plaintiff's  
9 Deed of Trust was extinguished. At that time, Plaintiff's counsel will notify Clarkson of the  
10 outcome, and of any claim Plaintiff may have to the excess proceeds.

11 IT IS SO STIPULATED AND AGREED.

12 Dated this 31st day of August, 2017. Dated this 31st day of August, 2017.

13 ZIEVE BRODNAX & STEELE, LLP  
14

THE CLARKSON LAW GROUP, P.C.

15 /s/Shadd A. Wade, Esq.

/s/James B. Fairbanks, Esq.

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20 *Attorneys for Plaintiff Christiana Trust, a*

*Attorneys for Defendant The Clarkson Law*

*Division of Wilmington Savings Fund Society,*

*Group P.C.*

*FSB, Not in its Individual Capacity But as*

*Trustee of ARLP Trust 3*

**ORDER**

Based upon the foregoing Stipulation by and between the parties, and good cause appearing, IT IS HEREBY ORDERED that Clarkson Law Group, P.C. is dismissed with prejudice, each party to bear its own fees and costs.

DATED: **Nunc Pro Tunc:  
August 31, 2017.**

  
DISTRICT COURT JUDGE

Respectfully submitted,

**ZIEVE BRODNAX & STEELE, LLP**

/s/Shadd A. Wade, Esq.

Shadd A. Wade, Esq.

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*Attorneys for Plaintiff Christiana Trust, a Division of Wilmington Savings Fund Society, FSB,  
Not in its Individual Capacity But as Trustee of ARLP Trust 3*